



NEW SMYRNA BEACH, FL

FREQUENTLY ASKED QUESTIONS

1. **DO I HAVE TO USE A PARTICULAR HOMEBUILDER?** No. You can select your own licensed builder. Liberty Village developers wanted the homesite purchasers to have the flexibility to select their home style and builder of choice.
2. **ARE THERE ANY HOME STYLE OR COLOR RESTRICTIONS?** If your house design is a typical style, you'll be able to build your dream home. Colors must be 'earth tones' and in harmony with the natural beauty of the grounds and the developer's vision for Liberty Village. White, black, yellow and pastels do not blend with the natural setting of Liberty Village and are not acceptable house colors. Unconventionally designed homes, mobile homes, pre-manufactured homes, A-frames, log homes, geodesic domes, homes with flat roofs and metal buildings of any kind are not permitted.
3. **IS THERE AN HOA? IF SO, WHAT IS THE FEE?** Yes. Liberty Village HOA, Inc. will maintain and manage the community on behalf of and in the best interests of its owners. The HOA dues are \$2,474 per year, and completed dwellings pay an additional \$112.00 a month for AT&T fiberoptic U-Verse 200 and 1000MB internet. Both are paid annually. The bundled high-speed Internet and HDTV service agreement was negotiated as a 7-year 'bulk service agreement' resulting in a significant savings to the Liberty Village residents.
4. **ARE THERE BUILDING RESTRICTIONS?** Initial house plans and future additions and improvements must be submitted to and approved by the Liberty Village ARC (Architectural Review Committee). This policy protects all the Liberty Village property owners from objectionable designs, structures, fences and colors not in harmony with the natural beauty of the grounds or the developer's vision for Liberty Village.

Homesite building setbacks are typically 25'-50' minimum front and back, and 25' minimum side yard. Clearing within the setbacks is prohibited. Large setbacks protect the trees and natural vegetation while creating beautiful natural privacy buffers. Refer to the HOA 'Covenants & Restrictions' at LibertyVillageNSB.com/HOA.

Houses are required to have an attached 2-car or larger side, angled, or rear-loading garage.

'Entrance' homesites #1-4 and #36-40 have a 3000 square foot living area minimum and must utilize concrete pavers for all driveway areas.

Homesites #5-35 have a 2400 square foot minimum living area and must, at minimum, utilize concrete pavers for that portion of the driveway that falls within the 35' front yard setback.
5. **CAN WE HAVE ANIMALS?** Animals are restricted to domestic animals or small farm animals weighing less than 100 pounds each. Animals residing outside of the owner's house must be kept in a properly fenced area behind the house, well out of sight from Legacy Lane. Grazing animals, roosters and commercial breeding of animals are not permitted. Animals cannot run free and must be in the house, in a fenced area or on a leash at all times. All animals will be subject to the public nuisance limitations of Liberty Village and the City's Code of Ordinances.
6. **ARE FENCES ALLOWED?** Several styles of fences are permitted. Fences seen from Legacy Lane must be black aluminum or wrought iron construction and consistent with the style used at the entrance. Forest green or black vinyl-covered chain link fence may be used as pet enclosures if 100% of the fence is located behind the house and not visible from the street. No fence of any kind may encroach upon or be located within any easement or beyond the building setback line of any individual homesite.
7. **CAN I GET MORE INFORMATION?** Call Liberty Village Development, Inc. at 386-295-2125 or 386-299-1100 and ask to speak to a member of the development team for more details.